Adaptive aesthetics
Once-decrepit warehouse gives way to contemporary condos

By Nathan Spencer

The modern look of the five-story condo development at 788 Minna St. is tempered by black bricks to blend in with historic SoMa buildings.

The new condo development at Minna and Ninth streets in SoMa provides wide-plank white oak floors in all of the modern-design one-bedroom properties, as well as gas-burning fireplaces.

The condo project offers a panoramic view of San Francisco’s skyline, thanks to its location at Minna and Ninth streets. Vanguard Properties’ real estate agent Frank Nolan says the views are a selling point, as “any of the outlooks ... look onto beautiful old warehouses, refurbished warehouses, classic commercial buildings.”

For example, black bricks cover the exterior of the building and have a modern, metal panel behind them, which acts as a support system, as the bricks are actually “quite thin,” Pearlman said.

“The way the project’s situated on the intersection of Minna and Ninth Streets,” said Frank Nolan, real estate agent for Vanguard Properties, “many of the outlooks of the building look onto beautiful old warehouses, refurbished warehouses, classic commercial buildings. So I think the historical significance is how it relates to everything around it.”

The second level contains a wind-protected garden terrace with plants and built-in seating.

The interior contains numerous modern and high-end features: open floor plans, wide-plank oak flooring and gas-burning stone fireplaces. Custom porcelain tile has been imported from Spain, and each unit is also wired for solar power.

The kitchens have Saso Design cabinetry, CaesarStone countertops, Grohe faucets and stainless steel appliances, such as Liebherr refrigerators and Bertazzoni ranges.

Residents can use a smartphone app or a custom website to remotely operate things such as lights and heating, plus they can view the building, which has a handful of cameras.

The intent is the result of a historical building with modern features. “The cross between historic and modern, the marrying of those two,” Pearlman said, “was the principle driving force of the building.”

The condos are expected to sell for an average of $2.5 million, according to Nolan.

The building’s 35 units are expected to range from $1.9 million to $3.5 million, depending on the size and level.

The condos are expected to sell for an average of $2.5 million, according to Nolan.

The building’s 35 units are expected to range from $1.9 million to $3.5 million, depending on the size and level.

The condos are expected to sell for an average of $2.5 million, according to Nolan.

The building’s 35 units are expected to range from $1.9 million to $3.5 million, depending on the size and level.

The condos are expected to sell for an average of $2.5 million, according to Nolan.

The building’s 35 units are expected to range from $1.9 million to $3.5 million, depending on the size and level.